REQUEST FOR QUALIFICATIONS

GENERAL CONTRACTOR / CONSTRUCTION MANAGER SERVICES

GAINES HALL RENOVATION
MONTANA STATE UNIVERSITY
Bozeman, MT

A/E #25-02-07
MSU PPA #05-0072

Architecture & Engineering Division
Department of Administration
State of Montana
PO Box 200103
1520 East Sixth Avenue
Helena, MT 59620-0103

September 4, 2007

I. INTRODUCTION

The State of Montana (Owner), is seeking qualified General Contractor /Construction Manager (GC/CM) firms for the renovation of Gaines Hall at Montana State University. The Owner will use the State of Montana's Request for Qualifications (RFQ) competitive procurement process to select and enter into a GC/CM Contract with a GC/CM firm.

Owner intends to enter into a GC/CM Contract with the selected GC/CM firm that will include Preconstruction Services and identification of a GC/CM Fee and Fixed Costs for General Conditions Work, with provisions for adding Construction Services through acceptance of a Guaranteed Maximum Price (GMP) by contract amendment. The amendment would include construction services through completion of the Project. Alternatively, Owner may, at its sole discretion, choose not to continue the GC/CM Contract beyond the completion of preconstruction activities and solicit bids from qualified contractors for the construction of the Project.

Owner will use the RFQ process to evaluate each of the Proposers' qualifications. A subsequent Request For Proposals (RFP) will be issued to qualified Contractors who will then be required to submit the capabilities and experience.. Information will be obtained from the Proposals submitted in response to RFP document, interviews, and discussions with former and present clients of Proposers.

When selected, the GC/CM will function as part of a team composed of the Owner, Montana State University, Owner's Representative(s), Architect(s) and others as determined by the Owner.

This Request for Qualifications shall not commit the Owner to enter into any agreement, to pay any expenses incurred in preparation of any response to this request, or to procure or contract for any supplies, goods or services. The Owner reserves the right to accept or reject any and all responses received as a result of this RFQ if it is in the Owner's best interest to do so.

This Procurement is governed by the laws of the State of Montana and venue for all legal proceedings shall be the First Judicial District, City of Helena, Lewis & Clark County.

By offering to perform services under this Procurement, all Proposers agree to be bound by the laws of the State of Montana including, but not limited to, applicable wage rates, Montana resident labor requirements, payments, gross receipts taxes, building codes, equal opportunity employment practices, safety, etc.

The State of Montana makes reasonable accommodations for any known disability that may interfere with an applicant's ability to compete in the bidding and/or selection process. In order for the state to make such accommodations, applicants must make known any needed accommodation to the individual project managers or agency contacts listed in the contract documents. Persons using TDD may call the Montana Relay Service at 1-800-253-4091.

II. PROJECT BACKGROUND AND DESCRIPTION

Introduction

The existing Gaines Hall, constructed in the early 1960s, is an 81,000 square foot building that has been in continuous service for nearly 50 years housing the Chemistry Department's teaching and research programs. Although the building has had numerous piecemeal modifications over the years, there has been no comprehensive renovation or upgrading during its life. The HVAC and secondary electrical systems are no longer adequate to meet the needs of the users. This renovation will provide for a new lecture hall, the delivery of modern chemistry and other teaching programs, correct deferred maintenance, upgrade interior finishes, replace deteriorated casework, provide data connections throughout the building, and address ADA deficiencies.

Gaines Hall currently consists of a four-story section of teaching and research laboratories, student and faculty workspaces, classrooms, support spaces and offices. A two-story wing extends to the north and houses the largest lecture hall on campus, department administration, and support activities. This project will address these two components (the four-story building and two-story wing with the lecture hall) as one overall project.

Project Location and Site

Gaines Hall is located in the main center of the MSU-Bozeman campus and fronts Grant Street across from the H&PE Center. Immediate neighbors are historic Romney Gym to the east, historic Traphagen Hall to the north, and the VisCom building to the west. The grade around Gaines Hall slopes from the east toward the west. Large trees surround the building to the east, north and northeast.

Design Considerations

The desire for this renovation effort is to design a quality lecture hall to replace the existing one, state-of-the-art science/chemistry teaching laboratories, provide significant upgrades to several other 60 and 25-person classrooms, and appropriate spaces for several other teaching programs. Life-cycle costs of materials, mechanical/electrical systems, and other components are a high priority in the decision-making process for how this facility is to be designed and constructed.

For the design, the Owner has contracted with:

Dowling Sandholm Architects, PC
Michael W. Dowling, AIA, NCARB
55 West 14th Street, Suite 103
Helena, MT 59601
406-457-5470
mdowling@dowlingsandholm.com

The Owner is ready to hire General Contractor / Construction Manager, as the next step to see this project through to completion. The new lecture hall has been fully designed; schematic design phase for the 4-story portion has been completed.

The following indicative timeline applies to this Project and illustrates a possible schedule to complete the construction. This schedule may be altered at the option of the Owner.

GC/CM Selection:

- Advertising dates: Sept 2, 9, and 16, 2007
- Existing Facility Walk-Through: September 17, 2007; 1:00 p.m. (meet at the Office of Facilities Services, MSU)
- Last day for questions: September 19, 2007
- Receipt of Qualifications: September 24, 2007, 5:00 PM MSDT
- Review & Short-List by Panel: September 25-26, 2007
- Issue RFP: October 1, 2007
- Receive Proposals: October 15, 2007
- Evaluations: October 16, 2007
- Interview Teams: October 17, 2007
- Scoring and Selection: October 18, 2007

Design/Construction:

- Building Committee Meetings: last week of October 2007
- Review of SD and commencement of DD: Oct/Nov 2007
- Ordering of temporary lab trailers: end of November 2007
- Completion of DD documents: end of December 2007
- Completion of CD documents: end of March 2008
- Installation of lab trailers: March/April 2008
- Pricing/Alterations/Negotiations: April 2008
- GMP established: May 2008
- Moving into lab trailers: May 2008
- Mobilization: May/June 2008
- Renovation Complete: June 2010

III. SCOPE OF PRECONSTRUCTION SERVICES

Preconstruction services will be provided on a cost reimbursement basis up to a stated maximum. The specific scope of preconstruction services will be negotiated prior to signing the final GC/CM Contract, based on the Proposer's input as well as the Owner's requirements. In general, services are anticipated to include the following:

1. Participation in all design, coordination, and building committee meetings;
2. Review of all designs for constructability;

3. Coordination and gathering of input from major subcontractor regarding constructability;
4. Input and solutions regarding schedule, phasing, staging;
5. Review and cost evaluation at each phase and step of design taking into consideration schedule, phasing and local market conditions;
6. Consult with, advise, assist, and provide recommendations to the Owner and design team on all aspects of the planning and design of the work;
7. Provide information, estimates, schemes, and participate in decisions regarding construction materials, methods, systems, phasing, sustainability and costs to assist in determinations which are aimed at providing the highest quality building, constructed using the most sustainable construction materials and practices, within the budget and schedule;
8. Actively participate in a formal value engineering study anticipated to be held at the end of design development;
9. Review in-progress design and construction documents and provide input and advice on construction feasibility, alternative materials, costs and availability;
10. Review completed design and construction documents prior to bidding and suggest modifications to improve completeness and clarity and to eliminate construction change requests due to inconsistencies or omissions in the construction documents;
11. Provide input to the Owner and the design team regarding current construction market bidding climate, status of key subcontract markets, and other local economic conditions;
12. Recommend division of work to facilitate bidding and award of trade contracts, considering such factors as bidding climate, improving or accelerating construction completion, minimizing trade jurisdictional disputes, and related issues;
13. Provide input to the Owner and the design team regarding long lead time materials and equipment, impact on the construction schedule and strategies for mitigating the impact;
14. Prepare construction cost estimates for the Project at the schematic, design development and construction document design phases and, if appropriate, at other times throughout of the work;
15. Notify the Owner and design team immediately if construction cost estimates appear to be exceeding the construction budget;
16. Reconcile each cost estimate with the Architect's cost estimate, if required;
17. Furnish a final construction cost estimate for the Owner's review and approval.;
18. Develop a preliminary construction schedule;
19. Obtain no fewer than three bids per trade for the Owner's review, unless otherwise approved by Owner, per GC/CM Contract. Self-performed work must be bid against at least two subcontractors; and,
20. Upon execution of an Early Work Amendment, undertake early material procurement, site preparation and advance construction work.

IV. SCOPE OF CONSTRUCTION SERVICES DESIRED

It is anticipated that the GMP will be requested during the Construction Documents phase. The established GMP will be the maximum amount paid for the construction of the facility, unless scope changes are requested by the Owner. Acceptance of the GMP by contract amendment will constitute completion of preconstruction services, and that GMP Amendment will initiate construction period services for the Project. At the time of execution of the GMP Amendment, the GC/CM will be required to submit a 100% performance and 100% payment bond for the completion of the Project. In the event that the GC/CM is unable to furnish an acceptable GMP or bonding, the Owner retains the option to cancel the solicitation and start a new process for the construction of the Project, or terminate the contract and negotiate a replacement contract with the next highest rated Proposer from this solicitation.

The Prevailing Wage Rates for Building Construction incorporated in this RFQ are provide for informational purposes only. The selected Contractor will be required to comply (as a minimum allowable rate schedule) with those Rates adopted and effective at the time of signing the GMP Amendment,

V. SELECTION PROCEDURE

This RFQ is the first of a multipart selection process. In order to qualify for further consideration, Proposers must comply with the mandatory requirements provided below. Statements of Qualifications that do not contain the required documentation will be deemed nonresponsive to this RFQ requirement and will be rejected on that basis. Those firms that satisfy the required qualifications will be provided a Request for Proposal by the Owner.

PART A – STATEMENT OF QUALIFICATIONS

Proposers must meet certain minimum Qualification Conditions in order to be eligible to submit Part B proposals. The Owner has identified the following pass/fail Qualification Conditions in order to establish eligibility to propose further on this procurement:

1. General Contractor / Construction Manager
   Proposer must have the necessary experience and capacity to act as a general contractor for the scope of work for this Project. Proposer must include evidence of valid current construction contractor registration in the RFQ response.

2. Bonding Capacity:
   Provide proof of bonding capacity. The Proposer must be currently capable of providing a 100% performance bond and 100% payment bond for a project valued up to $30.0 million in construction costs, as documented by a letter or binder from the Surety, submitted with the RFQ response.

3. Answer the Following Questions:
   a. Who is your bonding company and agent?
      i. Provide their name, phone and email contact information
      ii. Are they your exclusive source for bonds?
      iii. How long have you used them?
         1. If less than 5 years, or not your exclusive source, name all others used in the last 5 years
         2. Provide name, phone and email contact information for each
      iv. Will you use them for this project?

   b. In the last ten years, have you (if you answer "yes", provide full explaination):
      i. had a legitimate claim against your payment or performance bond?
      ii. been terminated on a project?
      iii. been declared in default on a project?
      iv. been assessed liquidated damages?
      v. taken legal action or dispute resolution proceedings of any kind against an Owner?

4. Firm Information
   a. Firm Background
   Describe your firm's history. Include information identifying the firm's annual volume of business, financial/bonding capacities, and speak to the firm's stability in the market place. Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation.
   b. Firm Experience and References
   Describe and identify your firm's experience with projects of similar site, size, type, and complexity where you were a GC/CM or CMAR. Describe your firm's experience working in this geographic area. Include contract information for the owners and designers familiar with your work on each project.. Also include photos of the projects referenced, if possible

VI. SUBMITTAL INFORMATION

Eight (8) copies of the written response to this RFQ must be **received** at:

Architecture & Engineering Division
Department of Administration
State of Montana
PO Box 200103
1520 East Sixth Avenue
Helena, MT 59620-0103

by September 24, 5:00 PM MSDT.

ALL QUESTIONS AND CONTACTS REGARDING THIS RFQ MUST BE ADDRESSED IN WRITING TO:

Russ Katherman, PE
Contract Administrator
Architecture & Engineering Division
Department of Administration
State of Montana
PO Box 200103
1520 East Sixth Avenue
Helena, MT 59620-0103

(406) 444-3104
rkatherman@mt.gov

VII. INSTRUCTIONS TO PROPOSERS

Statements of Qualification must:

1. Follow the format outlined in the Selection Procdure, above.
2. Be signed by an officer or principal of your firm.
3. Be contained in a document not to exceed 8 pages total (single or double-sided pages) including whatever pictures, charts, graphs, tables, and text the firm deems appropriate to be part of the review of the firm's qualifications. A separate transmittal letter is exempted from the page limit. Page size is limited to 8-l/2 x 11 inches, with basic text information no smaller than 12-point type.

VIII. ENCLOSURES

The following exhibits are incorporated in this RFQ by reference:

Appendix A: Montana Prevailing Wages Rates for Building Construction 2007, Current Rates for Building Construction – Effective June 22, 2007 (also available at http://www.ourfactsyourfuture.org/cgi/dataanalysis/?PAGEID=67&SUBID=244)

END OF RFQ

APPENDIX A
Montana Prevailing Wages Rates for Building Construction 2007
Current Rates for Building Construction
Effective June 22, 2007

(This information can be obtaned from:
http://www.ourfactsyourfuture.org/cgi/dataanalysis/?PAGEID=67&SUBID=244)